

CITY OF BEAVERTON

Community Development Department Planning Division 4755 SW Griffith Drive PO Box 4755 Beaverton, OR. 97076 Tel: (503) 526-2420 Fax: (503) 526-3720 www.beavertonoregon.gov

OFFIC	E USE ONLY
FILE #:	
FILE NAME:	
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FEE PAID:	CHECK/CASH:
SUBMITTED:	LWI DESIG:
LAND USE DESIG:	NAC:

DEVELOPMENT APPLICATION- DIRECTOR'S INTERPRETATION

<u>APPLICAN1</u>	<u>[</u> : Use mail	ing addres	s for meeting notif	ication.		Check box if Primary Contact
COMPANY:						
ADDRESS:						
(CITY, STATE, Z	ZIP)					
PHONE:			FAX:		E-MAIL:	·
SIGNATURE			_	CONTACT:		
	(Original Sigi	nature Requ	ired)			
<u>APPLICAN1</u>	r'S REPRES	SENTATI	/E:			Check box if Primary Contact
COMPANY:						•
ADDRESS:						
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PHONE:						
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DDODEDTV	, ,	•	,			
			separate sheet if			Check box if Primary Contact
ADDRESS:						
	ZIP)					
PHONE:						
SIGNATURE	<u></u>			CONTACT:		
	(Original Sigi	nature Requ	ired)			
		PRO	PERTY INFORM	MATION (REC	QUIRED)	
SITE ADDRES	SS:			AREA TO	BE DEVEL	OPED (s.f.):
SITE ADDRESS: ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT					ITE:	
				PROPOSE	D DEVELO	OPMENT ACTION:
				PRE-APPL	ICATION	DATE:

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DIRECTOR'S INTERPRETATION SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

A.	APPLICATION FORM. Provide on	e (1) completed app	olication form with original signature(s).	
В.	CHECKLIST. Provide one (1) com	pleted copy of this f	our page checklist.	
C.		•	detailed description of the proposed projecture, landscaping, parking, and land use	
	☐ Identify the section of the Development	opment Code for whi	ch the applicant requests an interpretation	n.
	☐ Describe the requested interpre	tation of the section	of the Development Code.	
	the section to be interpreted	currently applies,	ntion request including but not limited to he how it would apply under the request in interpretation between the applicant a	ted
	•	,	now and why the proposal satisfies each City's <i>Development Code</i> (ORD 205	
D.	FEES, as established by the City C	Council. Make check	s payable to the City of Beaverton.	
E.	SITE ANALYSIS INFORMATION (Required only if site	e specific):	
	Proposed parking modification:	_sq. ft. 🔲	Existing building height:	_ft.
	Proposed number of parking spaces:	,	Proposed building height:	_ft
	Proposed use:		Existing building area:sc	j. ft.
	Parking requirement:		Proposed building modification:sq	. ft.
			Existing landscaped area:sq	. ft.
	Existing parking area:	_sq. ft.	Percentage of site:	%
	Existing number of parking spaces:		Proposed landscape modification:sq	. ft.
			Percentage of site:	_
F.	City's Development Code requires t from Clean Water Services (formerl adversely affected by the subject pr	that all development y Unified Sewerage a roposal. Therefore, t mentation. For more Manager, at (503) 6	N. Pursuant to Section 50.25.1.F of the proposals provide written documentation Agency) stating that water quality will not he City recommends that you contact CV information, please contact Amber Wier 81-3653 or	be VS

	G.	PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY) Provide a copy of the pre-application conference summary as required by the City's Development Code Section 50.25.1.E. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.
	Н.	OTHER REQUIREMENTS . Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

A.	EXISTING CONDITIONS PLAN (Required only if application is site specific):
	1. North arrow, scale and date of plan.
	2. Vicinity map.
	3. The entire lot(s), including area and property lines dimensioned.
	4. Points of existing access, interior streets, driveways, and parking areas.
	5. Location of all existing buildings and structures, including refuse storage locations,
	pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
	6. Existing right-of-way and improvements.
	7. Dimension from centerline to edge of existing right-of-way.
	8. Existing topographical information, showing 2 ft. contours.
	9. Surrounding development and conditions within 100 ft. of the property such as zoning, land
	uses, buildings, driveways, and trees.
	10. Location of existing public and private utilities, easements, and 100-year floodplain.
	11. Location, quantities, size (diameter breast height), genus and species of Significant Trees and
	Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees,
	Street Trees, and Community Trees, as applicable.
	12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
	13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-
	croppings, and streams. Wetlands must be professionally delineated.
B.	DIMENSIONED SITE PLAN (Required only if application is site specific):
	1. North arrow, scale and date of plan.
	2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and
	"rear."
	3. Points of access, interior streets, driveways, and parking areas.
	4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths,
	swimming pools, tennis courts, and tot lots.
	5. Proposed right-of-way, dedications and improvements.
	Dimension from centerline to edge of proposed right-of-way.
	7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance
	between buildings.
	8. Location of storm water quality/detention facilities.
	9. Boundaries of development phases, if applicable.
	10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and
	Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees,
	Street Trees, and Community Trees, as applicable.
	11. Sensitive areas, as defined by CWS standards.
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	C.	LANDSCAPE PLAN (Required only if site specific): 1. North arrow, scale and date of plan.
		2. The entire lot(s).
		 Points of access, interior streets, driveways, and parking areas. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths swimming pools, tennis courts, and tot lots.
		5. Proposed right-of-way, dedications and improvements.
		 Boundaries of development phases, if applicable. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
		8. Sensitive areas, as defined by the CWS standards.9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out croppings, and streams. Wetlands must be professionally delineated.
		11. The location and design of landscaped areas for variance, indicating all plant materials including genus, species, quantity, plant sizes, and spacing.
		12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
		13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
		14. Proposed location of light poles, bollards and other exterior illumination.15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.
		that depict the character of the proposed building(s) and structure(s) (these include buildings retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures. MATERIALS BOARD: Provide, if relevant to interpretation request, one (1) 8½"x11" or one (1) 8½"x14" Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). Materials Boards provided at a size other than what is indicated above will not be accepted. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide, if relevant to interpretation request, one (1) completed copy of the Materials and Finishes Form with the application submittal.
Note		emplete sets of plans reduced to 8 $\frac{1}{2}$ "x11" (11"x17" are not acceptable) will be required at the neethe application is deemed complete.
miss	ing i	ovided all the items required by this four (4) page submittal checklist. I understand that any nformation, omissions or both may result in the application being deemed incomplete, which then the time required to process the application.
Print	Nam	Telephone Number
Sign	ature	Date

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TYPE 2 DIRECTOR'S INTERPRETATION - APPROVAL CRITERIA

PURSUANT TOSECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS "NOT APPLICABLE" OR "THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS" ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Director's Interpretation shall address compliance with all of the following Approval Criteria as specified in 40.25.15.1.C.1-6 of the Development Code:

1.	The proposal satisfies the threshold requirements for a Director's Interpretation application.
2.	All City application fees related to the application under consideration by the decision making authority have been submitted.
3.	That the interpretation is consistent with the City's Comprehensive Plan and other provisions within this Code.
4.	When interpreting that a use not identified in the Development Code is a permitted, a conditional, or prohibited use, that use must be substantially similar to a use currently identified in the subject zoning district or elsewhere in the Development Code.
5.	The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
6.	Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.